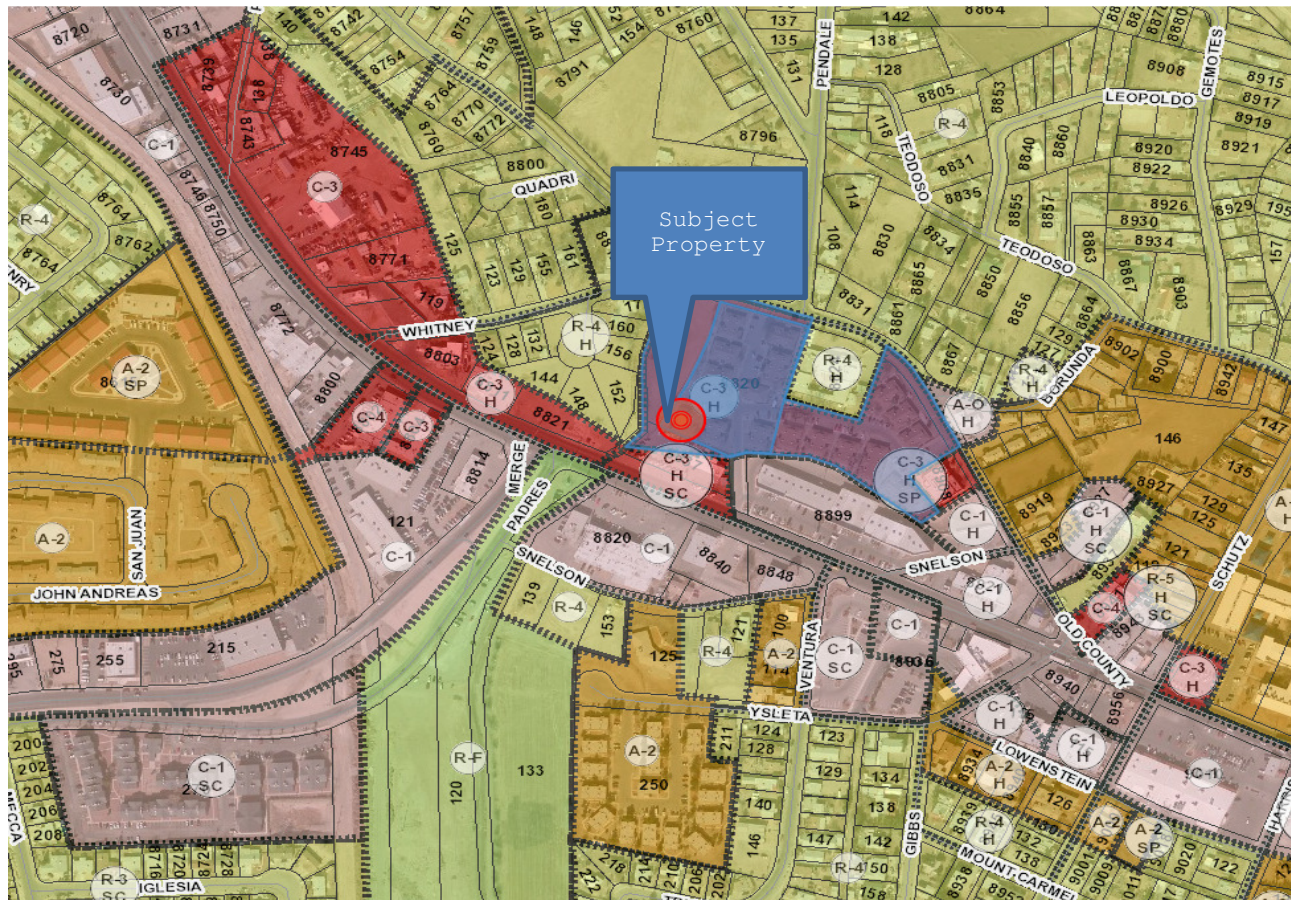


PHAP14-00034

Date:	December 8, 2014
Application Type:	Certificate of Appropriateness
Property Owner:	Housing Authority of the City of El Paso
Representative:	Juan Olvera
Legal Description:	Being a portion of Tract 23D and a portion of Tract 23B and 23C, Block 38, City of El Paso, El Paso County, Texas
Historic District:	Ysleta
Location:	8820 Old County Road
Representative District:	#6
Existing Zoning:	C-3/H (Commercial/Historic)
Year Built:	1994
Historic Status:	Non-Contributing
Request:	Certificate of Appropriateness for the rehabilitation of the property to include removal of grass and trees and replacement with xeriscaping; replacement of siding and tile with cementitious siding; replacement of windows with vinyl windows; replacement of doors; removal of rooftop mechanical equipment and replacement with ground mounted mechanical equipment; and replacement of roofing
Application Filed:	11/26/2014
45 Day Expiration:	1/10/2015

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of the property to include removal of grass and trees and replacement with xeriscaping; replacement of siding and tile with cementitious siding; replacement of windows with vinyl windows; replacement of doors; removal of rooftop mechanical equipment and replacement with ground mounted mechanical equipment; and replacement of roofing

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Ysleta Historic District Design Guidelines recommend the following:

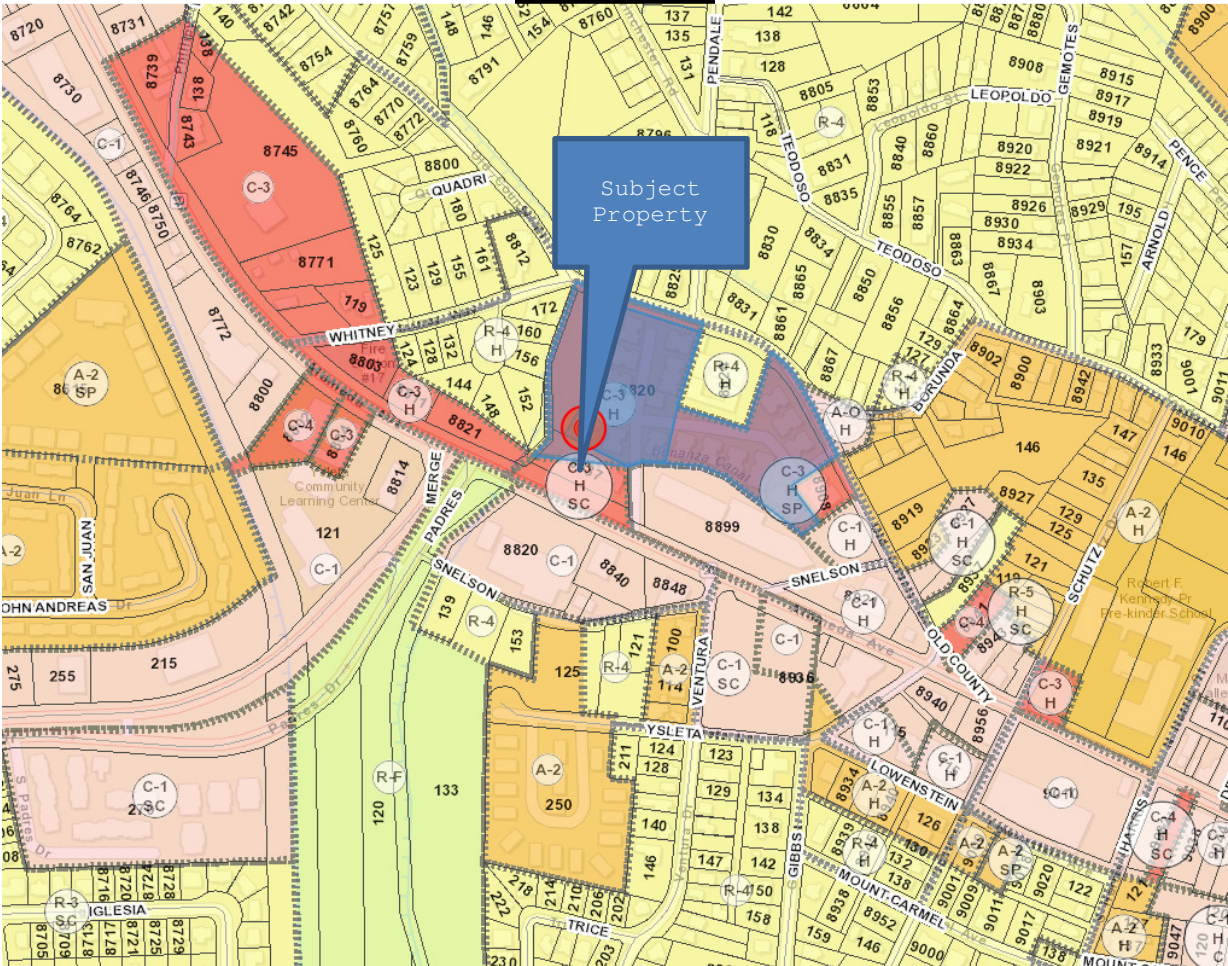
- *When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Mulberry trees are not native to the southwest and are inappropriate for use in landscaping plans.*
- *If roofing is beyond repair, replacing materials should match the original as closely as possible. A roof and all roofing materials should be compatible with the structure. Do not change the style or construction of the roof.*
- *If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original.*
- *If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should also be similar in design.*
- *Much of a structure's character is determined by the way materials and finishes are combined. The character of the Ysleta Historic District should be preserved through proper design and construction practices.*
- *If masonry is beyond repair, use similar materials that match the color, size and texture of the material being replaced.*
- *Mechanical, electrical and telephone equipment, as well as other obtrusive elements and/or structures, should be screened from view.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

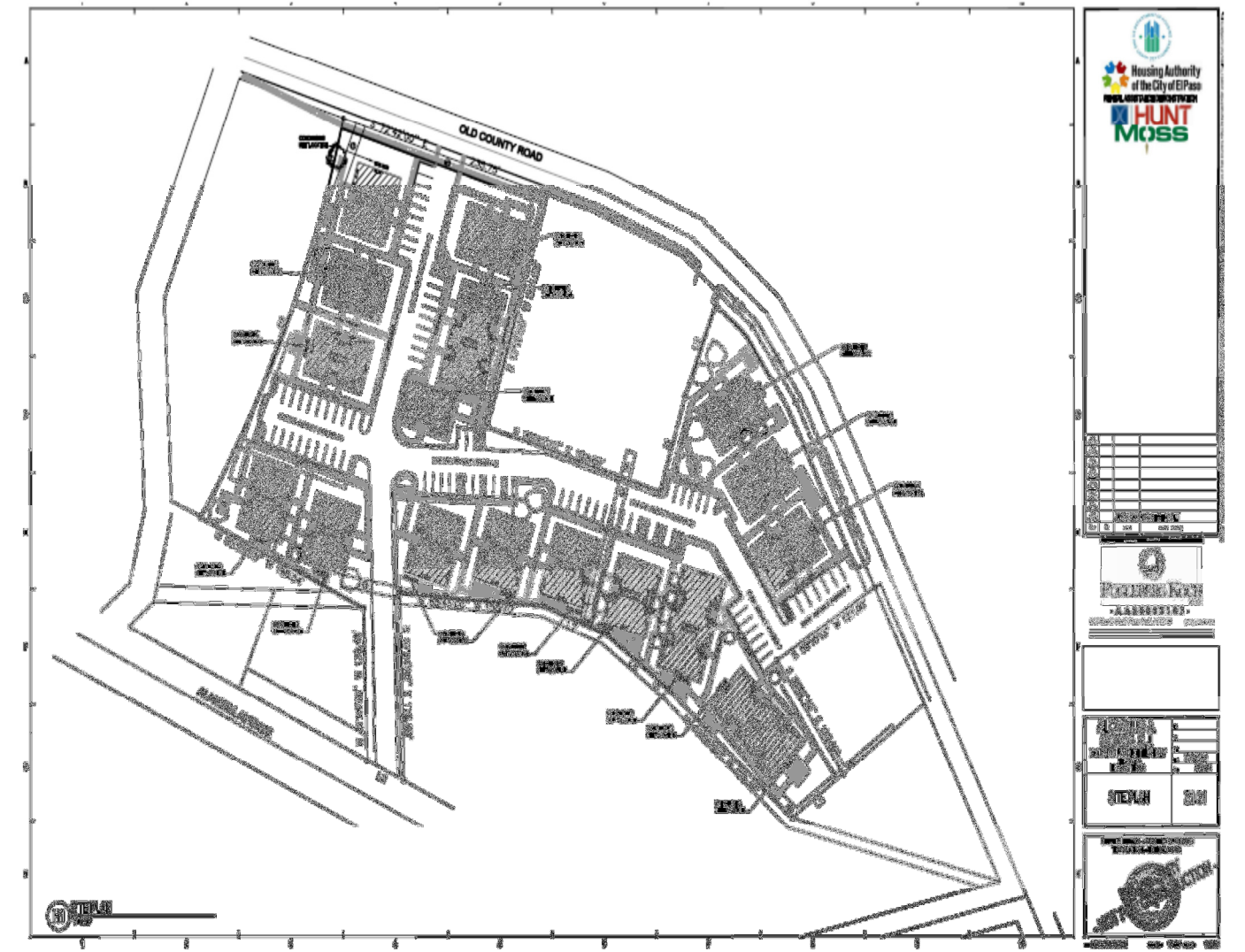
- *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- *When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials.*

The modifications are that the ground mounted mechanical units be screened and that the decorative tile either remain or be replaced in kind.

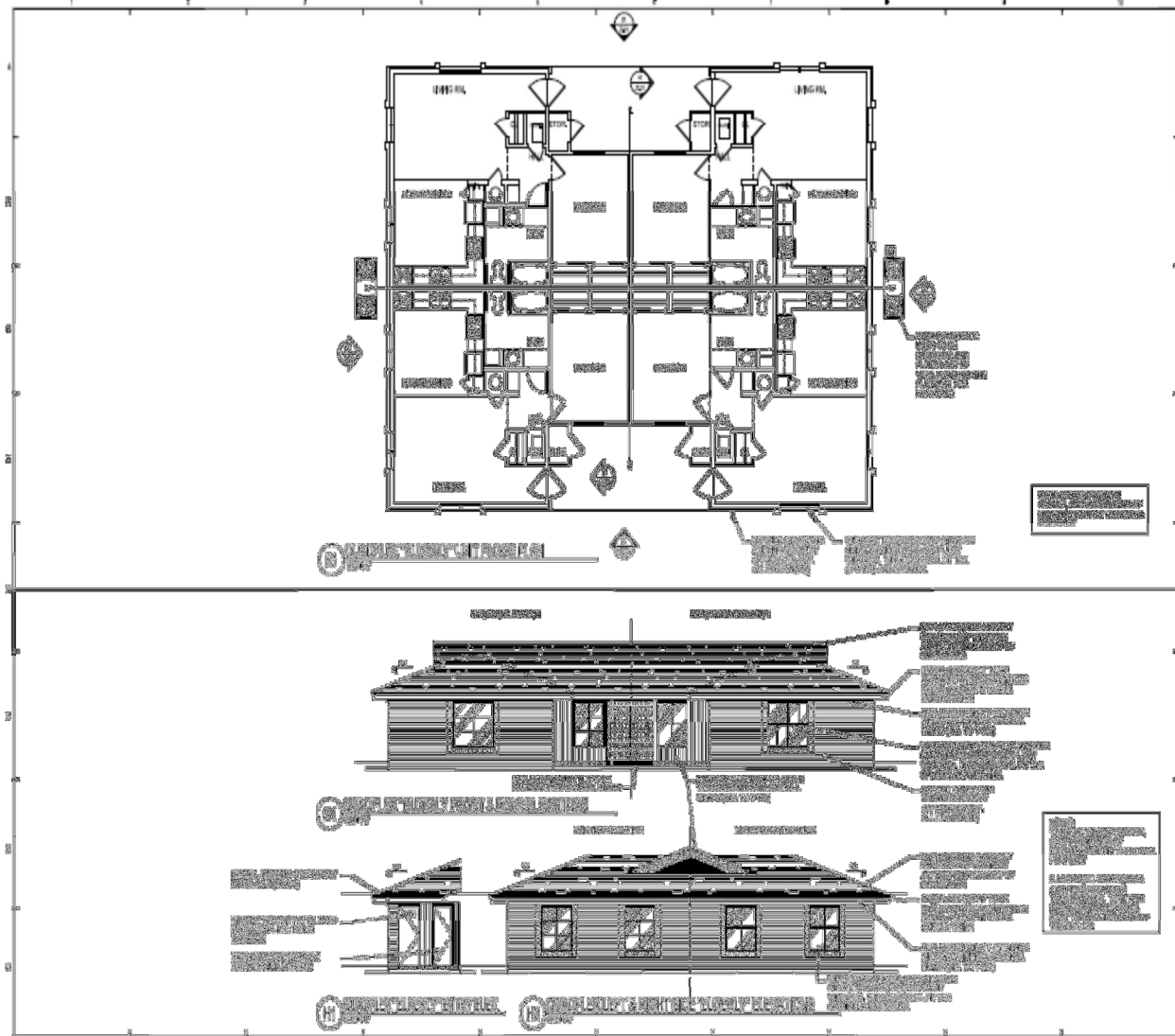
AERIAL MAP



SITE PLAN



FLOOR PLAN AND ELEVATIONS



Housing Authority
of the City of El Paso
HUNT
MOSS

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

North arrow pointing up

Site plan showing the building location on a street grid

Compass rose showing cardinal directions

DEMOLITION AND LANDSCAPE PLANS

